HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2010

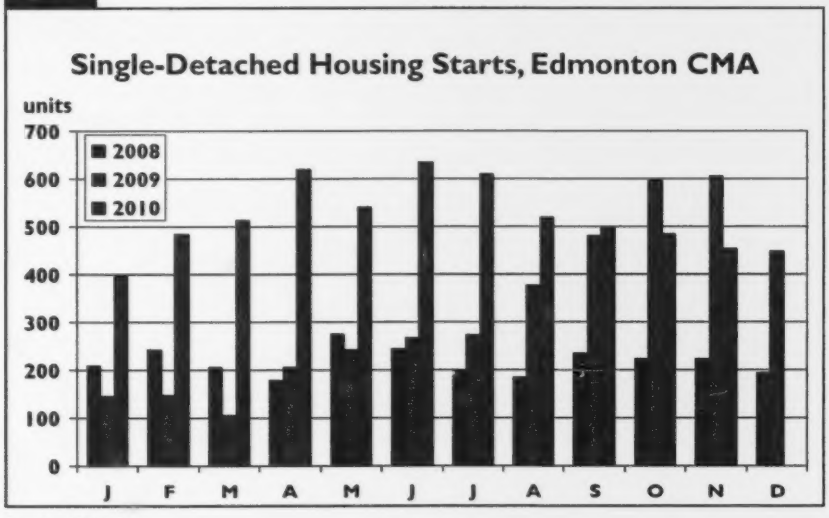
New Home Market

Edmonton's Housing Starts Move Lower in November

Despite increased new apartment construction, total housing starts decreased on a year-over-year basis across Metro Edmonton in the month of November. Total housing starts in the Edmonton Census Metropolitan Area (CMA) reached 755 units in November, down from 938 units in November of 2009. After 11 months, housing starts totalled to 9,401 units compared with 5,505 units recorded during the same period last year.

Single-detached starts amounted to 453 units in November, for a decrease of 25 per cent from the same month in 2009. To the end of November,

Figure 1



Source: CMHC

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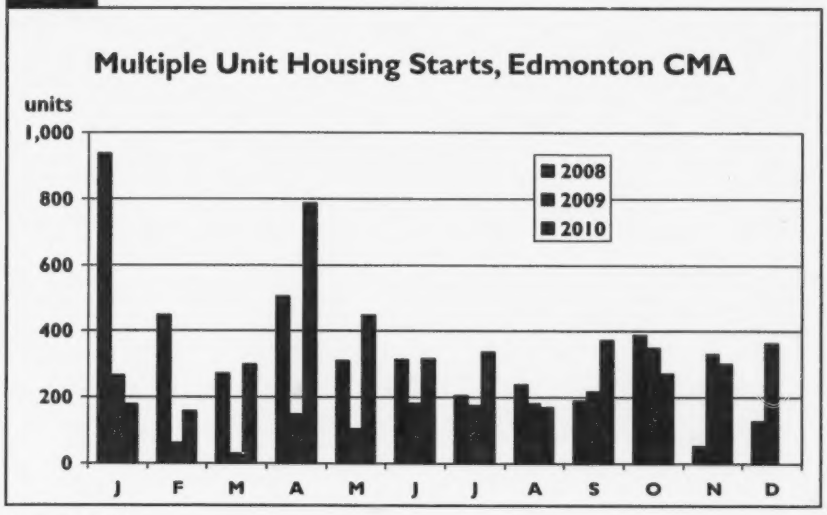
builders poured foundations for 5,753 single-detached units, two-thirds more than the production levels tallied from January to November 2009. Activity has moderated in the past two months in response to higher new home inventories and competition from a well-supplied resale market.

Single-detached completions increased by 90 per cent year-over-year in November to 557 units. Absorptions reached 541 singles, representing a gain of 70 per cent from a year prior but 16 units below the number of completions. As such, the inventory of completed and unoccupied units including show homes increased on a month-over-month basis. At 517 units, the inventory of single-detached units was 16 per cent higher than levels reported in November 2009 and represented the highest level since July of last year.

Single-detached units absorbed in November for a median price of $434,504, down from the previous month but 0.9 per cent higher than a year prior. Since close to 82 per cent of units under construction in November were pre-sold, monthly absorbed prices represent in many cases the price negotiated prior to the start of construction. Contractor selling prices in Edmonton reported by Statistics Canada's New House Price Index (NHPI) increased by one per cent on a year-over-year basis in October.

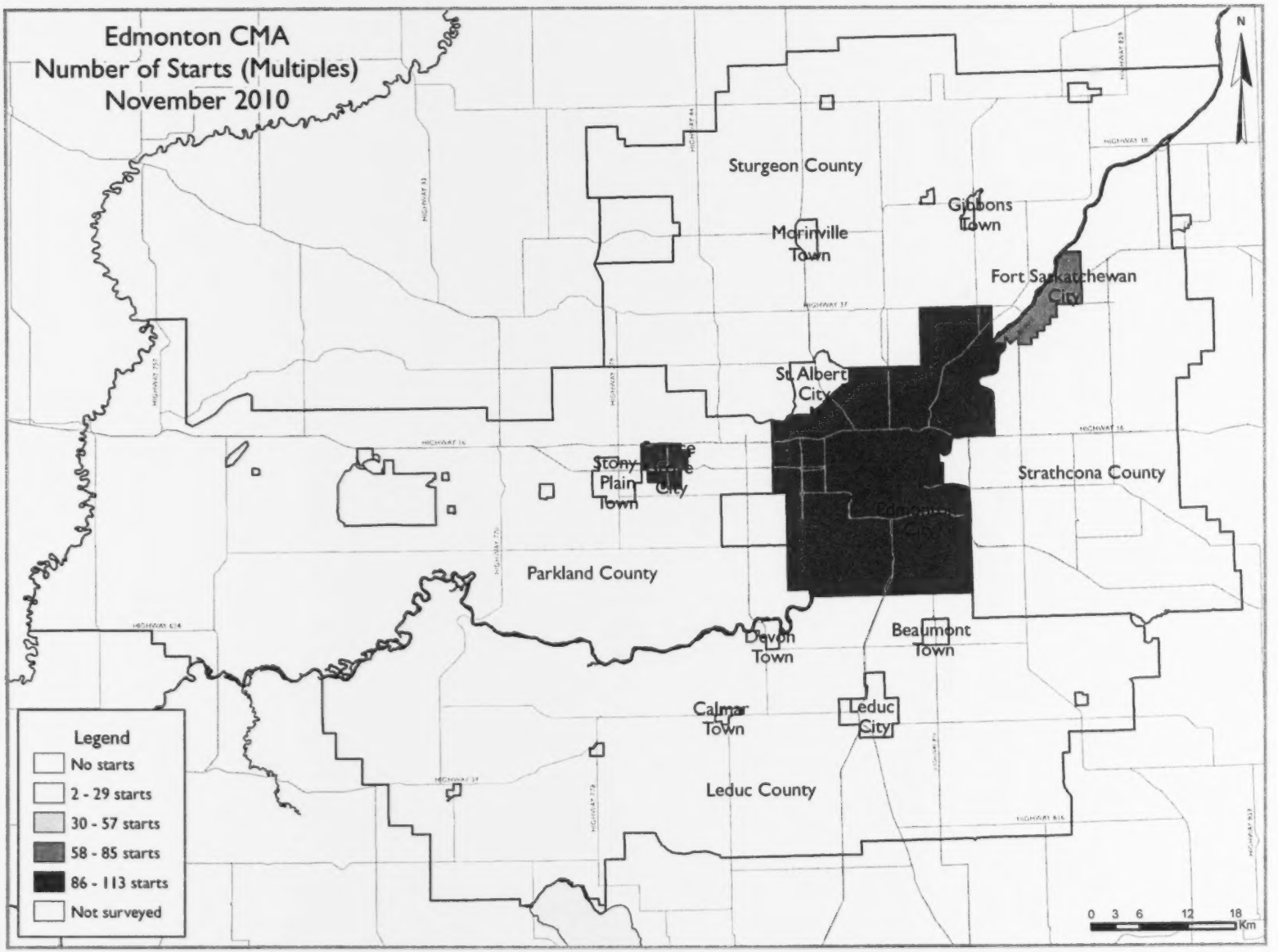
Figure 2

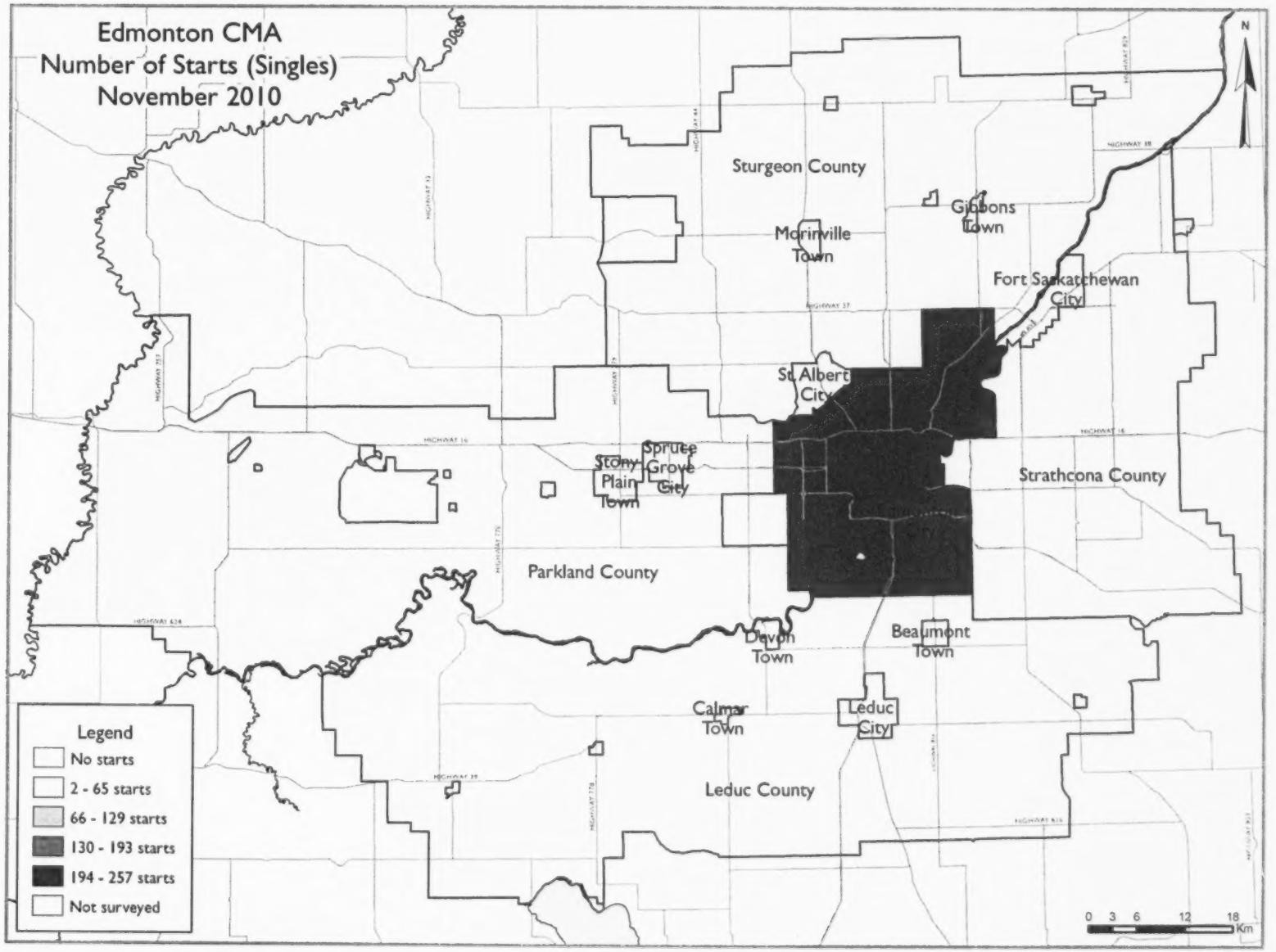


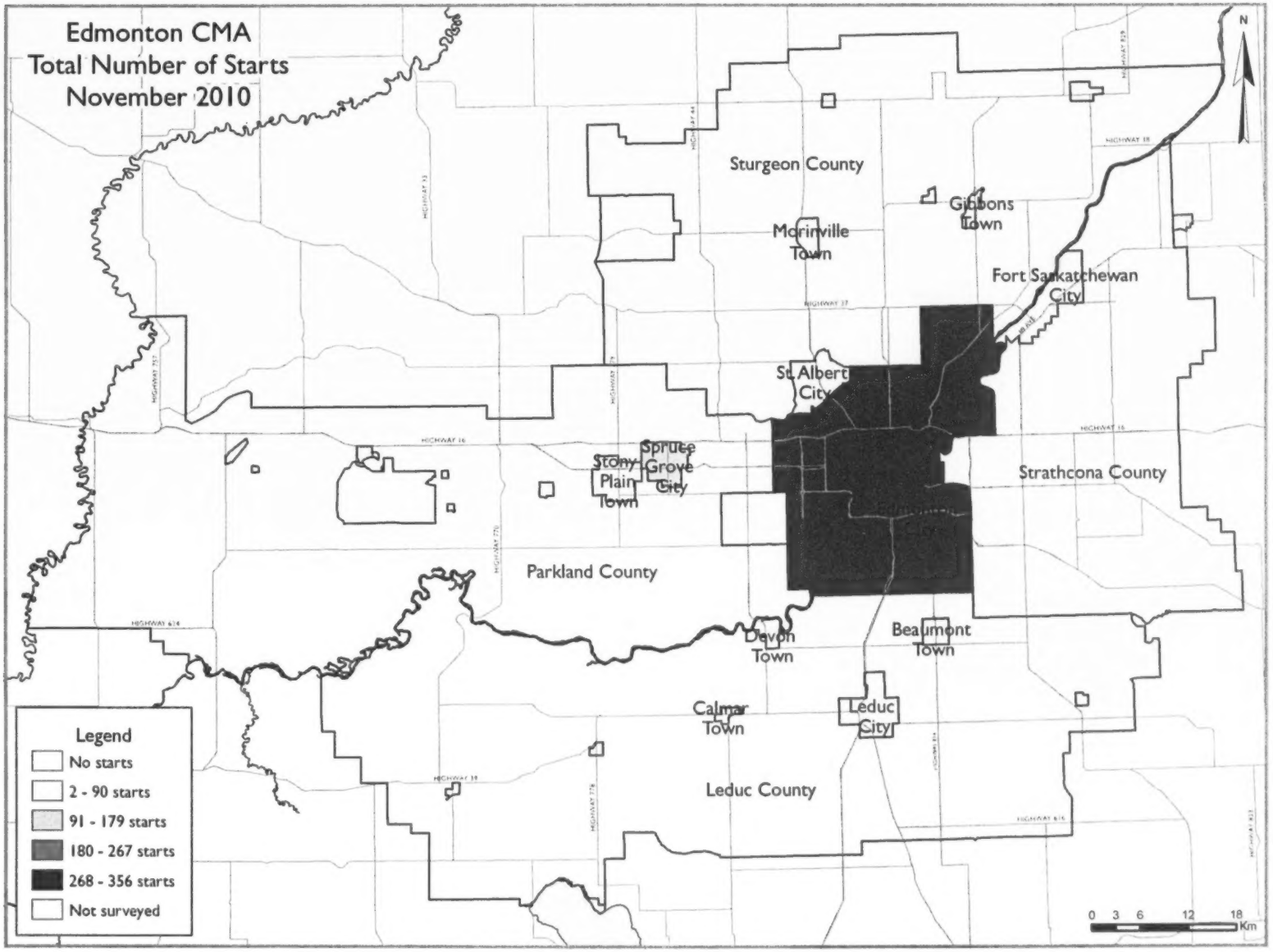
Source: CMHC

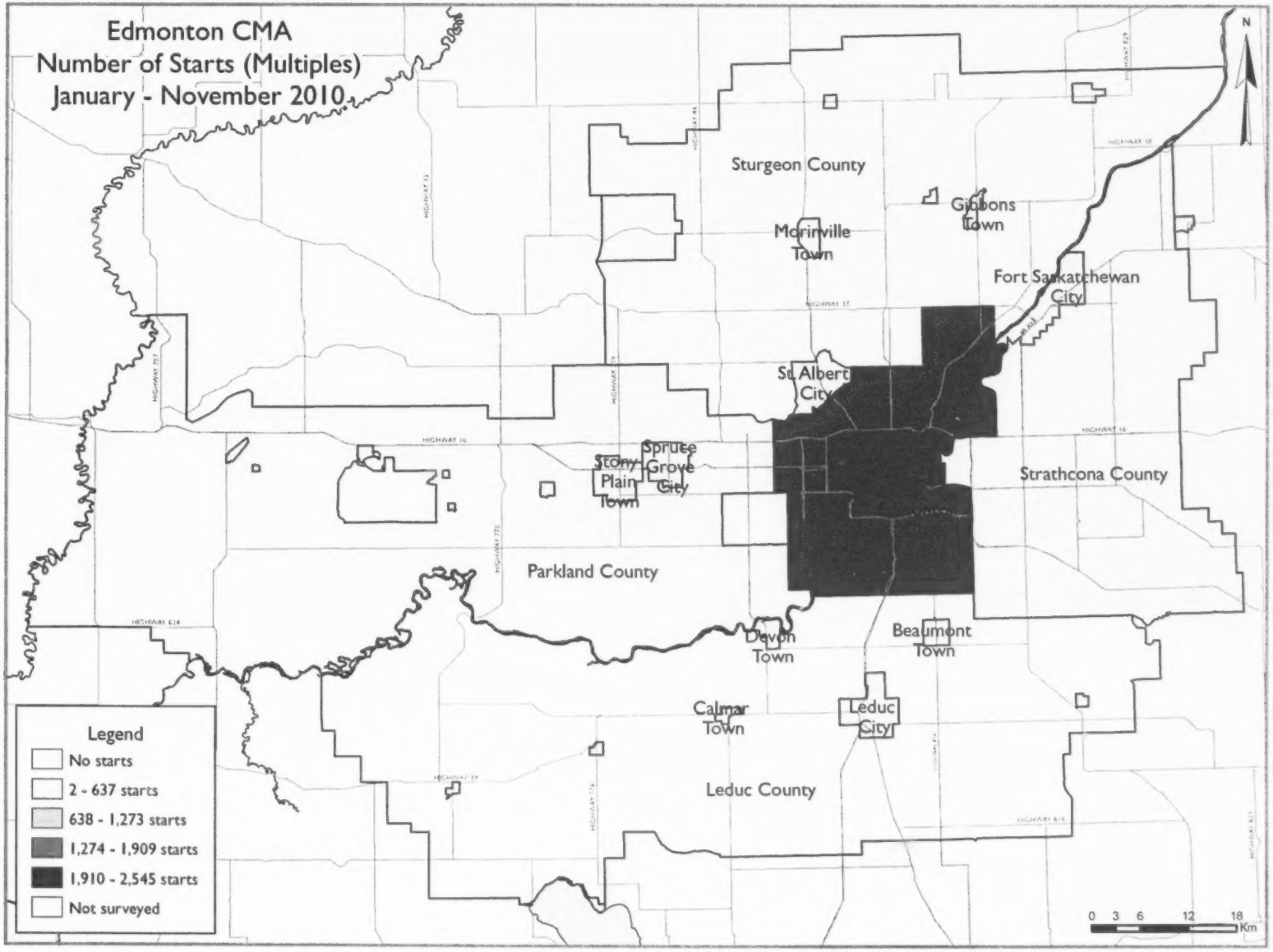
Multiple unit starts, which consist of semi-detached, row, and apartments units, totalled 302 units in November, representing a decline of 9.3 per cent from the 333 units in November of last year. Most of these advances occurred outside the City of Edmonton, in communities such as Ft. Saskatchewan and Spruce Grove. Despite the overall reduction, apartment starts across the region increased substantially to 173 units compared with 63 in November 2009. This gain was offset by lower semi-detached and row unit starts, which decreased year-over-year by 65 and 34 per cent, respectively. After 11 months of activity in 2010, multiple unit starts increased by 77 per cent to 3,648 units compared with 2,056 units to the end of November 2009.

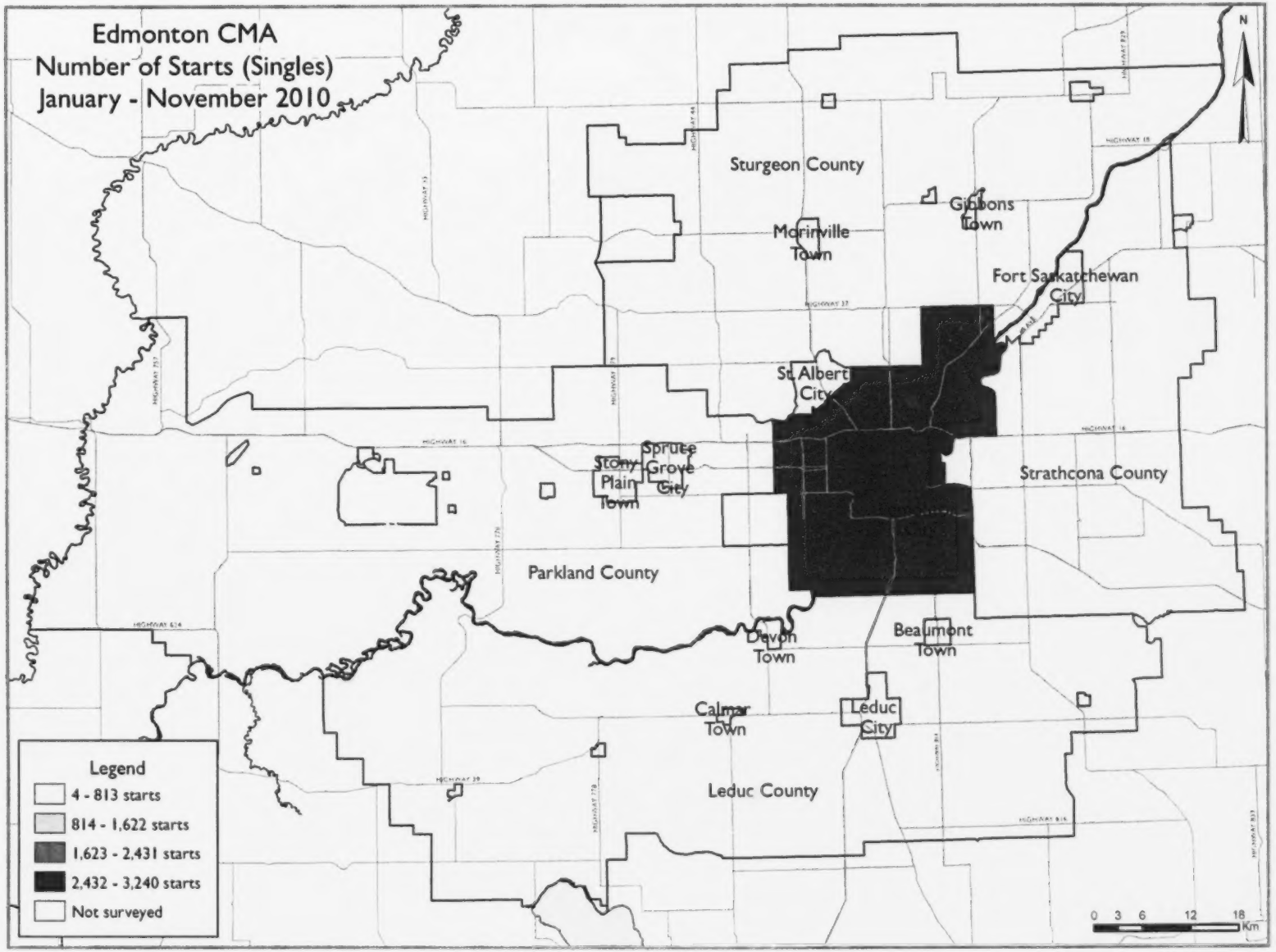
Multiple unit completions totalled 235 units in November, up from 209 units in the same month last year. Absorptions in November were six per cent higher on a year-over-year basis to 296 units. With absorptions outpacing completions, the inventory of multi-family dwellings decreased on a month-over-month basis to 837 units. The number of completed and unabsorbed multiple units in November was down by 25 per cent from a year prior and represented the lowest level since May 2009.

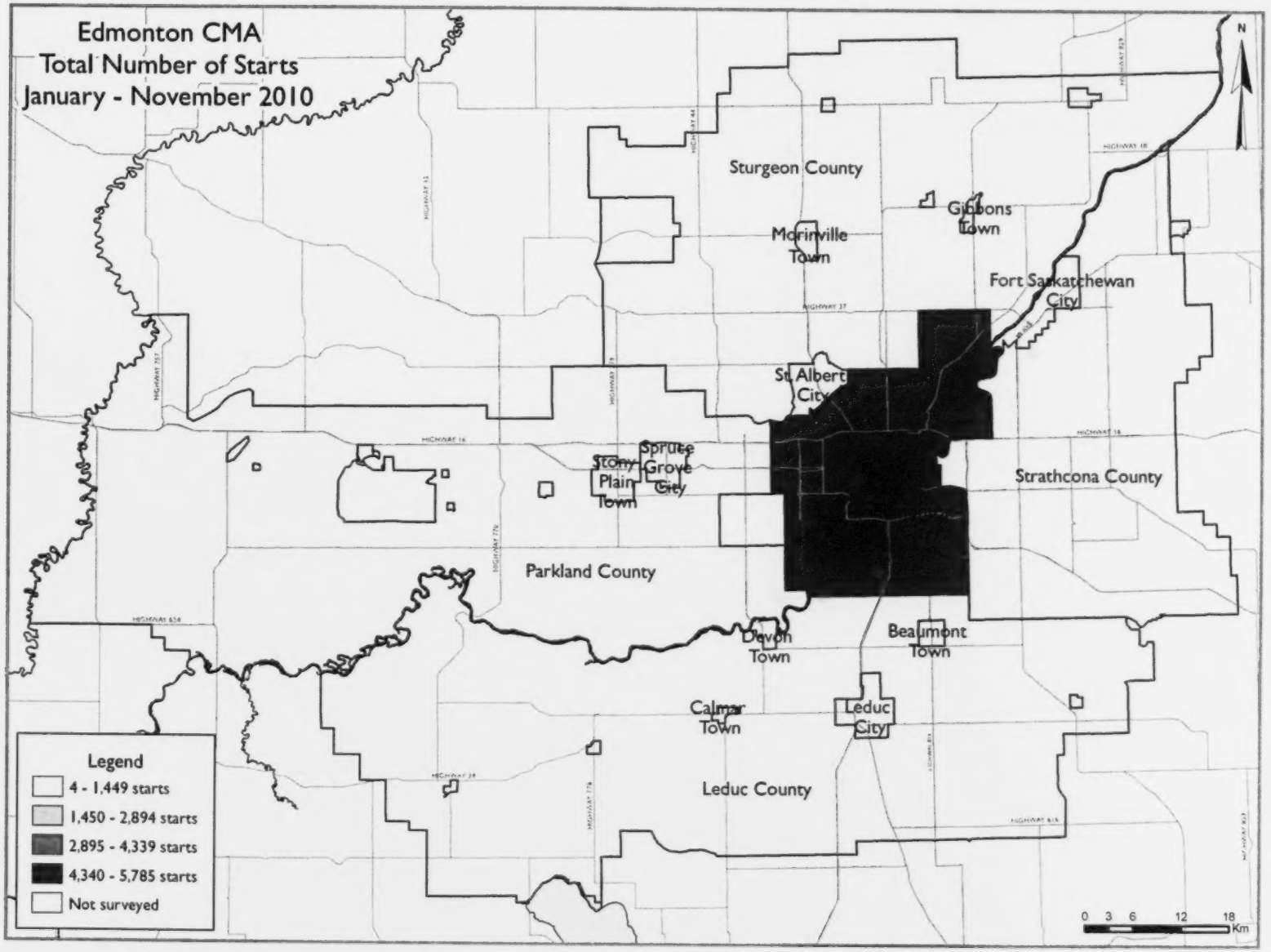

Edmonton CMA
Number of Starts (Multiples)
November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 29 starts
30 - 57 starts
58 - 85 starts
86 - 113 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 65 starts
66 - 129 starts
130 - 193 starts
194 - 257 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 90 starts
91 - 179 starts
180 - 267 starts
268 - 356 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 637 starts
638 - 1,273 starts
1,274 - 1,909 starts
1,910 - 2,545 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 813 starts
814 - 1,622 starts
1,623 - 2,431 starts
2,432 - 3,240 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - November 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 1,449 starts
1,450 - 2,894 starts
2,895 - 4,339 starts
4,340 - 5,785 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	453	44	7	0	78	99	0	74	755
November 2009	593	150	27	12	93	33	0	30	938
% Change	-23.6	-70.7	-74.1	-100.0	-16.1	200.0	n/a	146.7	-19.5
Year-to-date 2010	5,745	1,116	118	8	773	1,342	38	261	9,401
Year-to-date 2009	3,435	854	130	14	546	347	4	175	5,505
% Change	67.2	30.7	-9.2	-42.9	41.6	**	**	49.1	70.8
UNDER CONSTRUCTION									
November 2010	3,931	682	101	13	951	3,102	39	354	9,216
November 2009	2,838	704	106	16	848	2,650	15	353	7,530
% Change	38.5	-3.1	-4.7	-18.8	12.1	17.1	160.0	0.3	22.4
COMPLETIONS									
November 2010	556	112	7	1	57	15	0	44	792
November 2009	293	46	32	0	56	49	7	19	502
% Change	89.8	143.5	-78.1	n/a	1.8	-69.4	-100.0	131.6	57.8
Year-to-date 2010	4,839	1,150	95	9	732	983	16	460	8,284
Year-to-date 2009	2,823	724	90	3	765	3,640	29	360	8,443
% Change	71.4	58.8	5.6	200.0	-4.3	-73.0	-44.8	27.8	-1.9
COMPLETED & NOT ABSORBED									
November 2010	516	92	15	0	164	527	1	39	1,354
November 2009	442	69	15	0	219	688	2	126	1,561
% Change	16.7	33.3	0.0	n/a	-25.1	-23.4	-50.0	-69.0	-13.3
ABSORBED									
November 2010	540	122	10	1	58	51	0	55	837
November 2009	318	61	17	0	44	105	7	46	598
% Change	69.8	100.0	-41.2	n/a	31.8	-51.4	-100.0	19.6	40.0
Year-to-date 2010	4,719	1,113	90	9	807	1,185	7	326	8,256
Year-to-date 2009	3,360	815	70	8	723	3,107	37	199	8,328
% Change	40.4	36.6	28.6	12.5	11.6	-61.9	-81.1	63.8	-0.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2010	257	24	0	0	75	0	0	0	356
November 2009	390	86	16	7	78	0	0	30	607
Beaumont Town									
November 2010	26	0	0	0	0	0	0	0	26
November 2009	23	2	0	0	0	0	0	0	25
Devon Town									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2010	13	4	0	0	0	0	0	71	88
November 2009	19	26	3	0	0	0	0	0	48
Leduc City									
November 2010	11	2	0	0	0	0	0	0	13
November 2009	19	10	0	0	0	0	0	0	29
Leduc County									
November 2010	8	0	0	0	0	0	0	0	8
November 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
November 2010	10	0	3	0	3	0	0	3	19
November 2009	5	2	0	0	0	0	0	0	7
Parkland County									
November 2010	19	0	0	0	0	0	0	0	19
November 2009	17	0	0	0	0	0	0	0	17
Spruce Grove City									
November 2010	19	10	4	0	0	99	0	0	132
November 2009	17	4	8	0	0	0	0	0	29
St. Albert City									
November 2010	15	0	0	0	0	0	0	0	15
November 2009	19	4	0	0	0	0	0	0	23
Stony Plain Town									
November 2010	9	0	0	0	0	0	0	0	9
November 2009	8	0	0	0	0	0	0	0	8
Strathcona County									
November 2010	40	2	0	0	0	0	0	0	42
November 2009	53	16	0	5	15	0	0	0	89
Sturgeon County									
November 2010	23	0	0	0	0	0	0	0	23
November 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
November 2010	3	2	0	0	0	0	0	0	5
November 2009	2	0	0	0	0	33	0	0	35
Edmonton CMA									
November 2010	453	44	7	0	78	99	0	74	755
November 2009	593	150	27	12	93	33	0	30	938

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2010	2,026	450	58	11	683	2,490	23	42	5,826
November 2009	1,514	428	68	10	550	2,143	15	72	4,800
Beaumont Town									
November 2010	233	18	0	0	30	0	0	0	281
November 2009	72	12	0	0	28	0	0	0	112
Devon Town									
November 2010	9	4	0	0	10	0	0	28	51
November 2009	10	8	0	0	15	0	0	0	33
Fort Saskatchewan City									
November 2010	167	46	11	0	13	0	0	223	460
November 2009	101	72	10	0	30	0	0	152	365
Leduc City									
November 2010	267	38	0	0	12	165	0	24	506
November 2009	188	62	4	0	12	0	0	47	313
Leduc County									
November 2010	97	0	0	0	0	0	0	0	97
November 2009	56	2	0	0	0	0	0	0	58
Morinville Town									
November 2010	67	2	11	0	63	0	0	3	146
November 2009	33	2	3	0	46	20	0	0	104
Parkland County									
November 2010	188	2	0	0	0	0	0	0	190
November 2009	135	0	0	0	0	0	0	0	135
Spruce Grove City									
November 2010	157	66	13	0	4	99	0	0	339
November 2009	127	42	17	0	0	160	0	0	346
St. Albert City									
November 2010	127	4	0	0	0	101	0	0	232
November 2009	120	16	0	0	36	101	0	82	355
Stony Plain Town									
November 2010	46	4	4	0	64	141	12	0	271
November 2009	81	2	4	0	80	119	0	0	286
Strathcona County									
November 2010	327	44	4	2	72	61	0	34	544
November 2009	262	54	0	6	51	74	0	0	447
Sturgeon County									
November 2010	156	0	0	0	0	0	0	0	156
November 2009	107	2	0	0	0	0	0	0	109
Remainder of the CMA									
November 2010	64	4	0	0	0	45	4	0	117
November 2009	32	2	0	0	0	33	0	0	67
Edmonton CMA									
November 2010	3,931	682	101	13	951	3,102	39	354	9,216
November 2009	2,838	704	106	16	848	2,650	15	353	7,530

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2010	303	60	7	0	42	15	0	44	471
November 2009	135	28	32	0	43	49	0	10	297
Beaumont Town									
November 2010	35	6	0	0	0	0	0	0	41
November 2009	2	0	0	0	0	0	0	0	2
Devon Town									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2010	25	4	0	0	8	0	0	0	37
November 2009	9	2	0	0	0	0	0	0	11
Leduc City									
November 2010	38	10	0	0	4	0	0	0	52
November 2009	4	0	0	0	0	0	0	0	4
Leduc County									
November 2010	16	0	0	0	0	0	0	0	16
November 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2010	16	0	0	0	0	0	0	0	16
November 2009	6	2	0	0	0	0	0	0	8
Parkland County									
November 2010	18	0	0	0	0	0	0	0	18
November 2009	16	0	0	0	0	0	0	0	16
Spruce Grove City									
November 2010	15	16	0	0	0	0	0	0	31
November 2009	27	8	0	0	0	0	0	0	35
St. Albert City									
November 2010	17	0	0	0	0	0	0	0	17
November 2009	13	4	0	0	0	0	0	9	26
Stony Plain Town									
November 2010	15	2	0	0	0	0	0	0	17
November 2009	34	0	0	0	11	0	7	0	52
Strathcona County									
November 2010	45	14	0	1	3	0	0	0	63
November 2009	32	2	0	0	2	0	0	0	36
Sturgeon County									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	2	0	0	0	0	0	0	0	2
Edmonton CMA									
November 2010	556	112	7	1	57	15	0	44	792
November 2009	293	46	32	0	56	49	7	19	502

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2010	250	55	9	0	98	353	1	27	793
November 2009	214	37	10	0	123	486	2	90	962
Beaumont Town									
November 2010	5	0	0	0	1	0	0	0	6
November 2009	12	1	0	0	5	0	0	0	18
Devon Town									
November 2010	3	0	0	0	0	0	0	0	3
November 2009	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
November 2010	51	12	1	0	23	56	0	0	143
November 2009	30	12	1	0	29	76	0	0	148
Leduc City									
November 2010	26	3	0	0	11	20	0	0	60
November 2009	33	0	0	0	13	63	0	0	109
Leduc County									
November 2010	3	0	0	0	0	0	0	0	3
November 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2010	18	0	2	0	9	0	0	0	29
November 2009	26	1	1	0	19	13	0	0	60
Parkland County									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	14	0	0	0	0	0	0	0	14
Spruce Grove City									
November 2010	25	8	3	0	0	93	0	0	129
November 2009	15	5	3	0	0	0	0	0	23
St. Albert City									
November 2010	37	2	0	0	4	0	0	0	43
November 2009	32	7	0	0	0	0	0	0	39
Stony Plain Town									
November 2010	18	1	0	0	13	2	0	0	34
November 2009	24	2	0	0	25	43	0	0	94
Strathcona County									
November 2010	70	9	0	0	5	3	0	12	99
November 2009	30	4	0	0	5	7	0	36	82
Sturgeon County									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
November 2010	0	2	0	0	0	0	0	0	2
November 2009	8	0	0	0	0	0	0	0	8
Edmonton CMA									
November 2010	516	92	15	0	164	527	1	39	1,354
November 2009	442	69	15	0	219	688	2	126	1,561

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2010	293	73	9	0	43	42	0	55	515
November 2009	148	32	17	0	36	96	0	29	358
Beaumont Town									
November 2010	35	6	0	0	0	0	0	0	41
November 2009	3	0	0	0	0	0	0	0	3
Devon Town									
November 2010	3	0	0	0	0	0	0	0	3
November 2009	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
November 2010	22	3	0	0	3	8	0	0	36
November 2009	10	4	0	0	1	0	0	0	15
Leduc City									
November 2010	34	9	0	0	8	1	0	0	52
November 2009	9	1	0	0	0	0	0	0	10
Leduc County									
November 2010	15	0	0	0	0	0	0	0	15
November 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2010	13	0	1	0	0	0	0	0	14
November 2009	4	3	0	0	1	9	0	0	17
Parkland County									
November 2010	17	0	0	0	0	0	0	0	17
November 2009	17	0	0	0	0	0	0	0	17
Spruce Grove City									
November 2010	15	17	0	0	1	0	0	0	33
November 2009	27	9	0	0	0	0	0	0	36
St. Albert City									
November 2010	14	0	0	0	0	0	0	0	14
November 2009	13	4	0	0	0	0	0	9	26
Stony Plain Town									
November 2010	20	4	0	0	0	0	0	0	24
November 2009	32	3	0	0	4	0	7	0	46
Strathcona County									
November 2010	47	10	0	1	3	0	0	0	61
November 2009	36	5	0	0	2	0	0	8	51
Sturgeon County									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
November 2010	2	0	0	0	0	0	0	0	2
November 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
November 2010	540	122	10	1	58	51	0	55	837
November 2009	318	61	17	0	44	105	7	46	598

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Edmonton City	257	397	36	90	63	90	0	30	356	607	-41.4
Beaumont Town	26	23	0	2	0	0	0	0	26	25	4.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	13	19	4	26	0	3	71	0	88	48	83.3
Gibbons Town	0	0	2	0	0	0	0	33	2	33	-93.9
Leduc City	11	19	2	10	0	0	0	0	13	29	-55.2
Leduc County	8	6	0	0	0	0	0	0	8	6	33.3
Morinville Town	10	5	0	2	6	0	3	0	19	7	171.4
Parkland County	19	17	0	0	0	0	0	0	19	17	11.8
Spruce Grove City	19	17	10	4	4	8	99	0	132	29	**
St. Albert City	15	19	0	4	0	0	0	0	15	23	-34.8
Stony Plain Town	9	8	0	0	0	0	0	0	9	8	12.5
Strathcona County	40	58	2	22	0	9	0	0	42	89	-52.8
Sturgeon County	23	15	0	0	0	0	0	0	23	15	53.3
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
Edmonton CMA	453	605	56	160	73	110	173	63	755	938	-19.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	3,240	1,932	896	608	634	413	1,015	360	5,785	3,313	74.6
Beaumont Town	224	71	32	24	0	6	0	0	256	101	153.5
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	10	9	4	8	5	0	28	0	47	17	176.5
Fort Saskatchewan City	259	143	78	102	11	13	71	0	419	258	62.4
Gibbons Town	21	11	2	0	0	0	7	33	30	44	-31.8
Leduc City	269	189	34	48	8	18	285	47	596	302	97.4
Leduc County	111	56	0	2	0	0	0	0	111	58	91.4
Morinville Town	112	49	0	2	17	7	3	0	132	58	127.6
Parkland County	226	134	2	0	0	0	0	0	228	134	70.1
Spruce Grove City	274	145	118	40	12	8	99	0	503	193	160.6
St. Albert City	176	150	4	20	0	30	0	82	180	282	-36.2
Stony Plain Town	104	90	12	2	12	48	22	0	150	140	7.1
Strathcona County	490	340	92	100	66	31	61	0	709	471	50.5
Sturgeon County	179	110	0	2	0	0	0	0	179	112	59.8
Remainder of the CMA	54	20	2	2	4	0	12	0	72	22	**
Edmonton CMA	5,753	3,449	1,276	960	769	574	1,603	522	9,401	5,505	70.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Edmonton City	63	90	0	0	0	0	0	30
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	33	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	99	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	9	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	73	110	0	0	99	33	74	30

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	612	413	22	0	976	314	39	46
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	13	0	0	0	0	71	0
Gibbons Town	0	0	0	0	7	33	0	0
Leduc City	8	18	0	0	165	0	120	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	17	7	0	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	99	0	0	0
St. Albert City	0	30	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	22	0	0	0
Strathcona County	66	31	0	0	61	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	4	0	12	0	0	0
Edmonton CMA	731	574	38	0	1,342	347	261	175

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Edmonton City	281	492	75	85	0	30	356	607
Beaumont Town	26	25	0	0	0	0	26	25
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	48	0	0	71	0	88	48
Gibbons Town	2	0	0	33	0	0	2	33
Leduc City	13	29	0	0	0	0	13	29
Leduc County	8	6	0	0	0	0	8	6
Morinville Town	13	7	3	0	3	0	19	7
Parkland County	19	17	0	0	0	0	19	17
Spruce Grove City	33	29	99	0	0	0	132	29
St. Albert City	15	23	0	0	0	0	15	23
Stony Plain Town	9	8	0	0	0	0	9	8
Strathcona County	42	69	0	20	0	0	42	89
Sturgeon County	23	15	0	0	0	0	23	15
Remainder of the CMA	3	2	0	0	0	0	3	2
Edmonton CMA	504	770	177	138	74	30	755	938

Table 2.5: Starts by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	4,076	2,549	1,648	714	61	50	5,785	3,313
Beaumont Town	247	87	9	14	0	0	256	101
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	14	17	5	0	28	0	47	17
Fort Saskatchewan City	348	258	0	0	71	0	419	258
Gibbons Town	23	11	7	33	0	0	30	44
Leduc City	301	241	175	14	120	47	596	302
Leduc County	111	58	0	0	0	0	111	58
Morinville Town	126	58	3	0	3	0	132	58
Parkland County	228	134	0	0	0	0	228	134
Spruce Grove City	396	193	107	0	0	0	503	193
St. Albert City	180	170	0	30	0	82	180	282
Stony Plain Town	116	96	22	44	12	0	150	140
Strathcona County	574	413	135	58	0	0	709	471
Sturgeon County	179	112	0	0	0	0	179	112
Remainder of the CMA	56	22	12	0	4	0	72	22
Edmonton CMA	6,979	4,419	2,123	907	299	179	9,401	5,505

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Edmonton City	303	135	70	62	39	41	59	59	471	297	58.6
Beaumont Town	35	2	6	0	0	0	0	0	41	2	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	25	9	4	2	8	0	0	0	37	11	**
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	38	4	10	0	4	0	0	0	52	4	**
Leduc County	16	0	0	0	0	0	0	0	16	0	n/a
Morinville Town	16	6	0	2	0	0	0	0	16	8	100.0
Parkland County	18	16	0	0	0	0	0	0	18	16	12.5
Spruce Grove City	15	27	16	8	0	0	0	0	31	35	-11.4
St. Albert City	17	13	0	4	0	0	0	9	17	26	-34.6
Stony Plain Town	15	34	2	0	0	18	0	0	17	52	-67.3
Strathcona County	46	32	14	4	3	0	0	0	63	36	75.0
Sturgeon County	10	13	0	0	0	0	0	0	10	13	-23.1
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
Edmonton CMA	557	293	122	82	54	59	59	68	792	502	57.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,884	1,374	846	644	498	411	1,218	3,119	5,446	5,548	-1.8
Beaumont Town	77	59	18	22	6	8	0	63	101	152	-33.6
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	12	7	8	0	10	15	0	0	30	22	36.4
Fort Saskatchewan City	205	107	114	86	27	10	0	60	346	263	31.6
Gibbons Town	14	19	0	2	0	0	0	0	14	21	-33.3
Leduc City	194	158	64	44	62	69	143	205	463	476	-2.7
Leduc County	73	68	2	0	0	0	0	0	75	68	10.3
Morinville Town	78	61	2	6	14	14	0	85	94	166	-43.4
Parkland County	160	203	0	0	0	3	0	0	160	206	-22.3
Spruce Grove City	253	155	86	70	12	8	0	123	351	356	-1.4
St. Albert City	178	89	22	18	24	11	82	50	306	168	82.1
Stony Plain Town	127	74	18	18	4	47	0	47	149	186	-19.9
Strathcona County	434	269	124	64	28	34	0	236	586	603	-2.8
Sturgeon County	125	155	2	0	0	0	0	0	127	155	-18.1
Remainder of the CMA	34	27	2	0	0	0	0	21	36	48	-25.0
Edmonton CMA	4,848	2,826	1,308	978	685	630	1,443	4,009	8,284	8,443	-1.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Edmonton City	39	41	0	0	15	49	44	10
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	9
Stony Plain Town	0	11	0	7	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	54	52	0	7	15	49	44	19

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	486	403	12	8	983	2,926	235	184
Beaumont Town	6	8	0	0	0	0	0	63
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	27	10	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	58	69	4	0	0	205	143	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	14	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	123	0	0
St. Albert City	24	11	0	0	0	0	82	50
Stony Plain Town	4	40	0	7	0	47	0	0
Strathcona County	28	34	0	0	0	173	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	669	615	16	15	983	3,640	460	360

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Edmonton City	370	195	57	92	44	10	471	297
Beaumont Town	41	2	0	0	0	0	41	2
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	29	11	8	0	0	0	37	11
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	48	4	4	0	0	0	52	4
Leduc County	16	0	0	0	0	0	16	0
Morinville Town	16	8	0	0	0	0	16	8
Parkland County	18	16	0	0	0	0	18	16
Spruce Grove City	31	35	0	0	0	0	31	35
St. Albert City	17	17	0	0	0	9	17	26
Stony Plain Town	17	34	0	11	0	7	17	52
Strathcona County	59	34	4	2	0	0	63	36
Sturgeon County	10	13	0	0	0	0	10	13
Remainder of the CMA	2	1	0	0	0	0	2	1
Edmonton CMA	675	371	73	105	44	26	792	502

Table 3.5: Completions by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	3,688	1,870	1,511	3,463	247	206	5,446	5,548
Beaumont Town	93	77	8	12	0	63	101	152
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	20	7	10	15	0	0	30	22
Fort Saskatchewan City	329	197	17	66	0	0	346	263
Gibbons Town	14	21	0	0	0	0	14	21
Leduc City	242	194	74	282	147	0	463	476
Leduc County	75	68	0	0	0	0	75	68
Morinville Town	90	71	4	95	0	0	94	166
Parkland County	160	206	0	0	0	0	160	206
Spruce Grove City	347	233	4	123	0	0	351	356
St. Albert City	194	105	30	13	82	50	306	168
Stony Plain Town	139	78	10	101	0	7	149	186
Strathcona County	530	323	56	217	0	63	586	603
Sturgeon County	127	155	0	0	0	0	127	155
Remainder of the CMA	36	27	0	21	0	0	36	48
Edmonton CMA	6,084	3,637	1,724	4,408	476	389	8,284	8,443

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2010	41	14.3	102	35.7	72	25.2	29	10.1	42	14.7	286	450,300	515,481
November 2009	23	15.6	34	23.1	28	19.0	16	10.9	46	31.3	147	493,600	683,134
Year-to-date 2010	432	15.8	1,163	42.4	591	21.6	242	8.8	313	11.4	2,741	430,000	490,515
Year-to-date 2009	158	10.2	481	31.2	376	24.4	171	11.1	357	23.1	1,543	483,400	577,607
Beaumont Town													
November 2010	10	28.6	12	34.3	11	31.4	2	5.7	0	0.0	35	402,890	416,595
November 2009	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2010	21	25.6	31	37.8	22	26.8	6	7.3	2	2.4	82	402,005	421,753
Year-to-date 2009	6	6.2	33	34.0	39	40.2	16	16.5	3	3.1	97	469,900	475,839
Calmar Town													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
November 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	1	9.1	6	54.5	2	18.2	2	18.2	0	0.0	11	369,313	427,716
Year-to-date 2009	0	0.0	0	0.0	6	54.5	3	27.3	2	18.2	11	549,900	578,600
Fort Saskatchewan City													
November 2010	1	4.5	15	68.2	3	13.6	2	9.1	1	4.5	22	435,000	449,623
November 2009	2	20.0	7	70.0	0	0.0	1	10.0	0	0.0	10	366,350	376,930
Year-to-date 2010	35	19.0	106	57.6	25	13.6	9	4.9	9	4.9	184	389,650	418,329
Year-to-date 2009	30	19.4	82	52.9	25	16.1	6	3.9	12	7.7	155	389,300	426,475
Gibbons Town													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	345,000	335,214
Year-to-date 2009	13	56.5	8	34.8	2	8.7	0	0.0	0	0.0	23	340,000	343,565
Leduc City													
November 2010	20	58.8	13	38.2	1	2.9	0	0.0	0	0.0	34	334,900	338,579
November 2009	3	33.3	1	11.1	4	44.4	1	11.1	0	0.0	9	--	--
Year-to-date 2010	91	45.5	72	36.0	21	10.5	13	6.5	3	1.5	200	360,200	377,356
Year-to-date 2009	27	12.4	82	37.8	73	33.6	29	13.4	6	2.8	217	449,900	458,577
Leduc County													
November 2010	2	13.3	5	33.3	4	26.7	2	13.3	2	13.3	15	490,000	482,993
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	15	21.4	19	27.1	20	28.6	9	12.9	7	10.0	70	460,450	457,047
Year-to-date 2009	6	9.0	7	10.4	4	6.0	14	20.9	36	53.7	67	650,000	662,760
Morinville Town													
November 2010	6	46.2	7	53.8	0	0.0	0	0.0	0	0.0	13	351,400	353,008
November 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	27	34.2	44	55.7	8	10.1	0	0.0	0	0.0	79	365,000	369,086
Year-to-date 2009	22	22.9	57	59.4	10	10.4	5	5.2	2	2.1	96	388,900	414,001

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2010	1	12.5	0	0.0	2	25.0	0	0.0	5	62.5	8	--	--
November 2009	5	50.0	2	20.0	1	10.0	0	0.0	2	20.0	10	357,750	412,200
Year-to-date 2010	23	24.5	14	14.9	12	12.8	7	7.4	38	40.4	94	510,500	598,638
Year-to-date 2009	65	36.1	33	18.3	14	7.8	11	6.1	57	31.7	180	424,750	519,538
Spruce Grove City													
November 2010	4	30.8	6	46.2	2	15.4	1	7.7	0	0.0	13	362,398	385,444
November 2009	7	28.0	10	40.0	7	28.0	1	4.0	0	0.0	25	394,291	405,491
Year-to-date 2010	59	25.0	129	54.7	32	13.6	12	5.1	4	1.7	236	379,950	398,060
Year-to-date 2009	57	29.7	91	47.4	34	17.7	6	3.1	4	2.1	192	384,121	396,203
St. Albert City													
November 2010	0	0.0	4	30.8	1	7.7	7	53.8	1	7.7	13	551,200	533,085
November 2009	0	0.0	6	46.2	3	23.1	2	15.4	2	15.4	13	492,900	505,254
Year-to-date 2010	1	0.6	43	26.5	51	31.5	38	23.5	29	17.9	162	516,100	567,951
Year-to-date 2009	1	0.8	26	21.7	28	23.3	24	20.0	41	34.2	120	568,200	619,260
Stony Plain Town													
November 2010	11	55.0	5	25.0	3	15.0	1	5.0	0	0.0	20	309,950	308,202
November 2009	16	50.0	13	40.6	2	6.3	1	3.1	0	0.0	32	346,574	342,195
Year-to-date 2010	55	43.7	52	41.3	13	10.3	2	1.6	4	3.2	126	365,000	375,251
Year-to-date 2009	37	42.0	41	46.6	8	9.1	2	2.3	0	0.0	88	358,918	357,379
Strathcona County													
November 2010	0	0.0	15	31.3	20	41.7	5	10.4	8	16.7	48	484,000	556,831
November 2009	1	2.9	15	42.9	10	28.6	3	8.6	6	17.1	35	467,000	582,914
Year-to-date 2010	3	0.8	130	33.5	135	34.8	49	12.6	71	18.3	388	481,500	589,955
Year-to-date 2009	6	1.8	65	19.1	114	33.4	39	11.4	117	34.3	341	534,000	716,318
Sturgeon County													
November 2010	2	20.0	0	0.0	2	20.0	3	30.0	3	30.0	10	595,000	643,000
November 2009	4	30.8	2	15.4	3	23.1	2	15.4	2	15.4	13	490,000	445,000
Year-to-date 2010	26	20.5	11	8.7	20	15.7	28	22.0	42	33.1	127	580,000	580,669
Year-to-date 2009	33	21.3	32	20.6	27	17.4	17	11.0	46	29.7	155	480,000	566,062
Remainder of the CMA													
November 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
November 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	16	53.3	6	20.0	2	6.7	2	6.7	4	13.3	30	334,900	389,789
Year-to-date 2009	17	65.4	7	26.9	1	3.8	0	0.0	1	3.8	26	319,900	327,277
Edmonton CMA													
November 2010	98	18.8	187	35.8	122	23.4	53	10.2	62	11.9	522	434,504	487,122
November 2009	65	21.2	96	31.3	59	19.2	29	9.4	58	18.9	307	430,500	557,237
Year-to-date 2010	813	17.9	1,832	40.3	954	21.0	419	9.2	526	11.6	4,544	429,000	485,458
Year-to-date 2009	479	14.5	1,045	31.6	761	23.0	343	10.4	684	20.7	3,312	465,750	548,772

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	515,481	683,134	-24.5	490,515	577,607	-15.1
Beaumont Town	416,595	--	n/a	421,753	475,839	-11.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	427,716	578,600	-26.1
Fort Saskatchewan City	449,623	376,930	19.3	418,329	426,475	-1.9
Gibbons Town	--	--	n/a	335,214	343,565	-2.4
Leduc City	338,579	--	n/a	377,356	458,577	-17.7
Leduc County	482,993	--	n/a	457,047	662,760	-31.0
Morinville Town	353,008	--	n/a	369,086	414,001	-10.8
Parkland County	--	412,200	n/a	598,638	519,538	15.2
Spruce Grove City	385,444	405,491	-4.9	398,060	396,203	0.5
St. Albert City	533,085	505,254	5.5	567,951	619,260	-8.3
Stony Plain Town	308,202	342,195	-9.9	375,251	357,379	5.0
Strathcona County	556,831	582,914	-4.5	589,955	716,318	-17.6
Sturgeon County	643,000	445,000	44.5	580,669	566,062	2.6
Remainder of the CMA	--	--	n/a	389,789	327,277	19.1
Edmonton CMA	487,122	557,237	-12.6	485,458	548,772	-11.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,284	3,473	2,852	45.0	335,271	2.1	303,937
	July	1,389	-39.0	1,242	2,955	2,693	46.1	329,731	1.5	323,211
	August	1,305	-22.0	1,244	2,730	2,647	47.0	326,550	2.6	325,687
	September	1,282	-24.8	1,276	2,695	2,746	46.5	325,060	-0.7	333,830
	October	1,154	-24.8	1,307	2,291	2,640	49.5	317,096	-0.6	340,396
	November	1,223	-3.0	1,397	1,877	2,534	55.1	318,538	0.0	338,606
	December									
	Q3 2009	5,655	11.9		8,240			323,595	-1.9	
	Q3 2010	3,976	-29.7		8,380			327,181	1.1	
	YTD 2009	18,191	8.5		29,615			320,439	-4.0	
	YTD 2010	15,555	-14.5		32,007			329,780	2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79	208.7	123.5	617	6.9	71.8	925
	August	604	3.30	5.39	208.7	122.9	616	7.0	71.6	943
	September	604	3.30	5.39	208.8	122.8	616	6.8	71.2	949
	October	598	3.20	5.29	208.8	123.3	619	6.4	71.2	950
	November	607	3.35	5.44			623	6.0	71.2	938
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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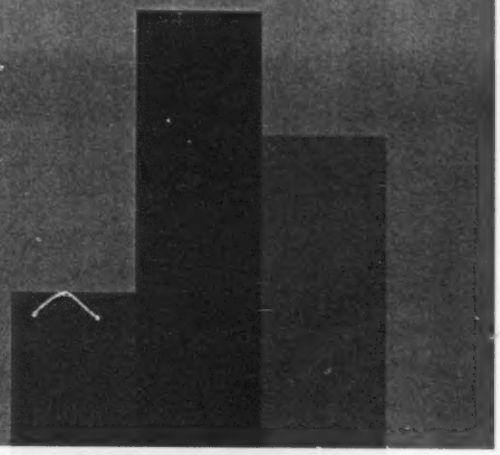

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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